

VILLAGE OF ALMONT

ORDINANCE 159.22

This ordinance amends Sections 5.09 and 19.02 of Ordinance No. 159 and repeals Ordinance No. 159.12 in its entirety.

THE VILLAGE OF ALMONT ORDAINS:

1. Purpose

The provisions of this ordinance are intended to provide for the necessary means of visual identification while maintaining a safe and pleasant environment for the residents of the Village of Almont, local business owners, and our guests. The Village recognizes that sign regulation enforcement must be conducted with the utmost respect for residents, property owners, and other affected entities. The zoning administrator shall enforce this ordinance and issue permitted exceptions to its provisions with the primary objective of administering it in an equitable manner.

2. Definitions

Following is a list of terms and definitions that are used within this ordinance.

A-FRAME SIGN – A portable sign that has two sides ('faces'), is sturdy and self-supporting, conveys a message, and is displayed in a manner that it appears to be an upside down V.

ABANDONED SIGN - Any sign that advertises a business, lessor, owner, product, service or activity that is no longer located on the premises where the sign is displayed.

ACCESSORY SIGN - Any sign that directs attention to a person, activity, or commodity on the same zone lot.

ANIMATED OR MOVING SIGNS - A sign that uses movement, lighting, or special materials to depict action or create a special effect to imitate movement.

BILLBOARD - A sign that identifies or communicates a commercial or noncommercial message related to an activity conducted, a service rendered, or a commodity sold at a location other than where the sign is located.

DIRECTIONAL SIGNS - An on-site sign that is designed and erected solely for the purposes of directing vehicular and/or pedestrian traffic within a project.

FOOT-CANDLE - A unit of illumination produced on a surface, all points of which are one (1) foot from a uniform point source of one (1) candle.

FREE-STANDING SIGN - A sign in a fixed location supported by pole(s) or post(s) but unattached to any building, wall or fence.

GLARING ILLUMINATION - Light of such brilliance that causes temporary blindness or impaired vision or that affects the aesthetic value of surrounding structures or property.

POLITICAL SIGN - Any sign that advertises a candidate or an issue which is to be voted on in a local, state or federal election process.

PROJECTING SIGN - An outdoor sign attached to a building at a right angle.

PUBLIC RIGHT-OF-WAY - Any way designed for vehicular or pedestrian use and maintained with public funds.

SIGN - An object, device, or structure, or part thereof situated outdoors, and used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event or location, by any means including words, letters, figures, design, symbols, advertising flags, fixtures, colors, illuminations or projected images.

SIGN AREA - The facing of a sign, including copy, insignia, background, structural supports and borders. The structural supports shall be excluded if they do not constitute a major part of the sign or if the structure is not used to identify or attract attention to the business or product.

TEMPORARY SIGN - A promotional sale sign(s), charitable sign(s), fund-raising sign(s), garage sale sign(s) or similar sign(s) to be removed at the conclusion of a single event or within a certain time frame.

WALL SIGN - A sign attached against the exterior surface of a building.

3. Permit Process

Except as specifically excluded from the provisions of this ordinance, it shall be unlawful for any person to post, display, substantially change, or erect a sign within the Village without first obtaining a sign permit. An application for a permit may be concurrent with an application for site plan review, as long as all requirements hereunder are met by the applicant. Failure to obtain a permit constitutes a civil infraction.

A. Application Process.

Where the Zoning Administrator or Planning Commission determines that certain requirements of this Section are not necessary to the review and understanding of the application, the Zoning Administrator or the Planning Commission may waive the requirements.

Applications for sign permits shall be filed by the sign owner or their agent upon forms furnished by the Village. Such applications shall be accompanied by a site plan, sign drawing and sign data presented in accordance with the following requirements and showing the following:

- (a) The site plan shall show the location of existing and proposed sign(s) and all existing and proposed structures within two hundred (200) feet of the sign(s).
- (b) The site plan shall show the location of existing and proposed streets, roadways, parking areas, signs, entrances and exits within two hundred (200) feet of the proposed sign(s).
- (c) Drawings of the proposed sign(s) to be erected or installed on the site shall be submitted with the site plan and shall include all of the following detailed information:
 - (1) Height of the sign above the ground
 - (2) Surface of the sign (material, color, and dimensions)
 - (3) Area of sign surface.
 - (4) Lettering of sign drawn as it will appear on the erected sign. It need not be in the style of the finished sign, but must be neatly printed in the size and of a weight approximating that of the final constructed sign.
 - (5) Method and color of illumination, if any.
 - (6) Logos, emblems or additional features.
 - (7) Such additional information as the Zoning Administrator the Planning Commission deems necessary or pertinent to the application.
 - (8) A drawing of the total building wall upon whose face the sign is to be displayed at a reasonable scale.
- (d) Color swatches or samples depicting actual sign colors and materials shall accompany applications for sign permits for shopping centers and office buildings with multiple wall signs.

Copies of the application and all plans and supplemental statements of information shall be filed with the Zoning Administrator, together with the fee as shall be established by resolution of the Village Council and which shall be sufficient to cover the cost of administration and the reasonable expenses incurred by and for inspection and review by the Village or its consultants. If a non-profit, church, charitable organization or other similar entity wishes to request a waiver of this fee, a representative of that entity must appear in front of the Planning Commission to make such a request and demonstrate a

showing of good cause as to why such a waiver would be needed. The Planning Commission retains the right to accept or reject such requests.

B. Granting and Issuance of Permit

Upon receiving all necessary documents, the zoning administrator shall review the application for conformity with the requirements of this ordinance. After such a review, the following actions may be taken:

1. The zoning administrator can either approve or deny the application. Approval may be conditioned upon compliance with reasonable regulations or limitations.
2. The zoning administrator may refer the application to the Planning Commission, which may approve an application, deny an application or approve it with reasonable regulations or limitations.

Such approval or denial by the zoning administrator shall be done within a reasonable amount of time following the receipt of any materials. Upon approval, the zoning administrator shall issue a permit. An issued permit shall not be assigned or transferred in any manner if the sign or signs covered by the permit are to be altered.

C. Temporary Sign Permitting Process

Temporary signs may be permitted if they support the creation or relocation of a business, seasonal or anniversary sales, national or manufacturer's sales or other similar events. The zoning administrator shall issue specific time permits and approve the issuance of such temporary signs, provided the signs comply with all applicable regulations and may also grant exceptions to the maximum number of temporary signs allowed per calendar year for non-profit organizations, churches, or other similar entities.

All temporary signs shall:

1. Not exceed a maximum of twenty-eight (28) square feet and a maximum height of six (6) feet.
2. Meet applicable setback requirements and be located on the same property as the principle use that it is intended to serve.
3. Be erected for no more than sixty (60) days with a maximum of two per calendar year.

Banner signs, which shall be considered temporary signs, shall:

1. Be firmly attached to the wall of a building or a secure structure.
2. Be limited to the advertising of the opening of a new business or a special/seasonal sale event.
3. Be displayed for no more than thirty (30) calendar days with a maximum of two per year.

D. Exemptions to the Permitting Process

The following types of signs must conform to applicable standards within this ordinance but are exempt from the permitting process:

- (1) **Temporary Window Signs** in non-residential areas that do not occupy more than thirty (30%) percent of the total window area, except in those cases where the signs are consistent with the signs provided by national suppliers in a nation-wide advertising campaign.
- (2) **Residential Nameplate Signs** within residential districts that are placed on a dwelling for a permitted home occupation or for professional purposes, provided that such nameplate shall not exceed six (6) square feet, is not illuminated, and is mounted flat against the wall of the dwelling unit. One sign is permitted for each side of the building for which there is an entrance.
- (3) **Political Signs** that are displayed no longer than ten (10) days after the election for which the sign was erected. All such signs shall be set back at least ten (10) feet from the public right-of-way.
- (4) **Memorial signs** with the names of buildings or a date of erection when cut into any masonry surface or constructed of non-combustible materials.
- (5) **Reader/Bulletin Boards** signs not over sixteen (16) square feet in area for public charitable, educational or religious institutions, when the bulletin board is located on the premises of said institutions at least twenty (20) feet from any property line.
- (6) **Contractor/Construction Signs** denoting the business name of the building, the architect, engineer, contractor, and anticipated completion, alteration or removal and not exceeding sixteen (16) square feet in residential districts and forty-eight (48) square feet in nonresidential districts. All such signs shall be removed from the site within seven (7) days after the issuance of an occupancy permit.
- (7) **Real Estate Advertising Signs.** One (1) unlighted real estate sign advertising the sale, rental, or lease of the premises or property upon which said sign is located and one (1) unlighted sign indicating a building is "open" for inspection. In residential districts, no such sign shall exceed six (6) square feet in area of sign. In any commercial zoning districts, such signs shall not exceed twenty-five (25) square feet in area of sign. In all other zoning districts no such sale, lease, or rental sign shall exceed fifty (50) square feet in area of sign and the "open" sign shall not exceed six (6) square feet. All such signs shall be placed no closer than ten (10)

feet from the street right-of-way line and shall be removed within seven (7) days after the property has been sold, rented, or leased.

- (8) **Real Estate Development Signs.** One (1) unlighted real estate development sign located on the property under development. No such sign shall exceed sixty-four (64) square feet in sign area. Such sign shall be removed seven (7) days after the property has been sold or leased. Under no circumstances shall a real estate or development sign exempt under this Section be allowed to occupy the property for more than one (1) year. All such signs shall be registered with the zoning administrator prior to their erection on the site.
- (9) **Directional Signs.** Directional signs not exceeding two (2) square feet in sign area for each sign, with no more than two (2) signs at each location. Horizontal directional signs painted on or adhered to the surface of paved areas are exempt from these standards. Directional signs may be located in the required front yard, except that in no case shall they be located with an existing proposed right-of-way line as shown on the Village of Almont's adopted Master Plan. Directional signs shall not be used for advertising, but shall direct vehicular or pedestrian traffic to parking areas, loading areas, or to portions of a building.
- (10) **Wall/Behind-the-Window Signs.** Wall or behind-the-window signs with lettering or symbols of three (3) inches or less may also be allowed in addition to the permitted signs per establishment.
- (11) **Gasoline Price Signs.** Each establishment selling gasoline or diesel fuel as part of its principal permitted use shall be allowed one (1) gasoline price sign, no larger than twelve (12) square feet. If the business has frontage on more than one street, a second sign may be placed on the additional street.

4. Administrative Procedures

A. Procedures for Suspension and Revocation

The zoning administrator, or the Village Council, may suspend a sign permit or order the removal of a sign whenever:

- 1. Any provision of this section is violated.
- 2. Any condition of the permit is not being observed.
- 3. It is necessary to protect public health, safety or welfare.

Following the suspension of a permit, the permit holder shall be notified by a Village representative that the Village Council will review the action of suspension at its next

regular meeting to determine whether the permit should be reinstated, suspended for an additional amount of time, as determined by Council or permanently revoked.

B. Procedures for Inspection and Maintenance

All new signs for which a permit has been issued shall be inspected by the Zoning Administrator when erected. Approval shall be granted only if the sign has been constructed in compliance with the approved plans and applicable Zoning Ordinance and Building Code standards.

In cases where fastenings or anchorages are to be eventually bricked in or otherwise enclosed, the sign erector shall advise the Zoning Administrator or their designate when such fastenings are to be installed so that inspection may be completed before enclosure.

The Zoning Administrator shall also have the authority to routinely enter onto property to inspect existing signs. In conducting such inspections, the Zoning Administrator shall determine whether the sign is adequately supported, painted to prevent corrosion, and so secured to the building or other support as to safely bear the weight of the sign and pressure created by the wind.

If the Zoning Administrator finds that any sign is unsafe, insecure, improperly constructed, or poorly maintained, the sign erector, owner of the sign, or owner of the land shall make the sign safe and secure by completing any necessary re-construction or repairs, or entirely remove the sign in accordance with the timetable established by the Zoning Administrator.

C. Procedures for the Removal of Obsolete Signs

Any sign that no longer identifies a business that is in operation, or that identifies an activity or event that has already occurred, shall be considered abandoned and shall be removed by the owner, agent or person having use of the building or structure within seven (7) calendar days of the cessation of operation. Upon vacating a commercial or industrial establishment, the proprietor shall be responsible for removal of all signs used in conjunction with the business. If the building is unoccupied for more than thirty (30) days, the previous business' sign information must be removed. In such cases, the sign must be maintained in good condition and any openings must be covered with appropriate panels.

D. Dangerous, Unsafe, Abandoned and Illegally Erected Signs

The following standards shall apply to dangerous, unsafe, abandoned and illegally erected signs:

1. **Dangerous Signs.** Any sign constituting an immediate hazard to health or safety shall be deemed a nuisance and may be immediately removed by the Village and the cost thereof charged against the owner of the property

upon which it was installed.

2. **Unsafe Signs.** Any sign that becomes insecure, in danger of falling or otherwise unsafe but is not considered an immediate danger may also be ordered removed by the zoning administrator and the cost thereof charged against the owner of the property upon which it was installed.
3. **Abandoned Signs.** Any sign that advertises a business that has been discontinued for at least ninety (90) days or that advertises a product or service that is no longer offered shall be deemed abandoned. Permanent signs applicable to a business temporarily suspended by a change in ownership or management shall not be deemed abandoned unless the structure remains vacant for at least six (6) months. Abandoned signs may be ordered removed by the zoning administrator and the cost thereof charged against the owner of the property upon which it was installed.
4. **Illegally Erected Signs.** The Zoning Administrator shall order the removal of any sign erected illegally in violation of this article and the cost of each removal shall be charged against the owner of the property upon which it was installed.

5. General Regulations

The following conditions shall apply to permitted signs:

- (1) **Flashing Lights.** No festoon, flashing, animated or moving or bare bulb-type signs or displays shall be permitted nor have any movement of any nature in their lighting.
- (2) **Flags/Banners.** Flags, banners, windblown devices and other appropriate displays may be permitted for commercial and institutional activities. However, the zoning administrator or Planning Commission must first approve such displays and reserve the right to prohibit such displays if they cause any type of distraction or danger to the general public.
- (3) **Right-of-Way Encroachment.** No signs except those established and maintained by the Village, County, State or Federal government, shall be located in, project into, or overhang a public right-of-way or dedicated public easement, except projecting signs within the Central Business District.
- (4) **Directional Signs.** All directional signs required for the purpose of orientation, when established by the Village or another government, shall be permitted.
- (5) **Projecting Signs.** Projecting signs and "above-the-roof" signs that do not extend farther than 4 feet from a building structure must be approved by the zoning

administrator prior to the erection of such a sign, based upon whether the proposed sign would or would not interfere with existing projecting signs.

(6) Sign Lighting.

- (a) No light in excess of one-quarter (1/4) foot candle from sign illumination shall spill over onto a residential use or use district. (Intensity to be measured at the residential district or residence property line, whichever is closer to the sign.)
- (b) Specialty lighting, such as neon accent lighting or an “open” sign, may be permitted by the Zoning Administrator on a finding that the proposal is in character with the use and not detrimental to other uses in the vicinity. Neon lighting shall only be lit during daytime business hours, unless approved by Village Council.
- (c) Floodlight illumination, when permitted, shall be positioned so that none of the light shines onto adjoining property or is a distraction to motorists or pedestrians. The light source of such illumination shall be shielded from public view.
- (d) Within residential districts, colored sign lights shall not be permitted unless approved by the Planning Commission. This provision, however, shall not be construed to prevent residents from reasonably using colored lights for a holiday display or other event that is no more objectionable in nature than a holiday display.

(7) Portable Signs. Portable sidewalk or “A-frame” signs are allowed, provided that each such sign conforms to the following construction criteria:

- (a) The sign shall be of A-frame construction with a minimum base spread of 18 inches; not more than 24 inches wide; and not more than 36 inches high. The sign shall be sturdy and stable.
- (b) The sign shall not have more than two (2) faces and the surfaces of the sign shall be durable.
- (c) Copy on the sign may be painted or printed on the surface or surfaces. Loose paper faces shall not be permitted. The sign shall not be illuminated by any means except light from existing street lighting.
- (d) Placement of the sign shall be in a manner that is safe for and does not interfere with pedestrian or vehicular traffic. Placement of the sign shall be coordinated with other signs, benches, trees, planters

and other streetscape elements such that a minimum of 5 feet of unobstructed sidewalk shall be maintained at all points along the sidewalk for pedestrian use. No sign may be affixed to any structure.

- (e) A portable sign may be placed outside only during the hours when a business is open to the general public and shall be stored indoors, out of sight, at all other times.

(8) **Non-accessory/Billboard Signs.** Non-accessory and billboard signs may be permitted as a special land use in the Industrial District, subject to the following standards:

- (a) No billboard or non-accessory sign shall be located within one thousand (1,000) feet of another billboard or non-accessory sign abutting either side of the same street or highway.
- (b) No billboard or non-accessory sign shall be located within two hundred (200) feet from any adjoining residential zoning district or any adjoining residential use.
- (c) Billboards or non-accessory signs shall not be located closer than two hundred (200) feet from any abutting public road right-of-way, or closer than one hundred (100) feet from any property line.
- (d) The surface of any billboard or non-accessory sign shall not exceed three hundred (300) square feet. Signs with stacked or tandem faces are prohibited.
- (e) The height of the billboard or non-accessory sign shall not exceed thirty (30) feet above the grade of the ground on which the billboard or non-accessory sign sits or the grade of the abutting roadway whichever is greater.
- (f) No billboard or non-accessory sign shall be located on of, cantilevered, or otherwise suspended above the roof of any building.
- (g) A billboard or non-accessory sign may be illuminated, provided that any illumination is concentrated on the surface of the sign and is located so as to avoid glare or reflection onto any portion of an adjacent street or highway, the path of oncoming vehicles, or any adjacent premises. In no event shall any billboard or non-accessory sign have flashing or intermittent lights, nor shall the lights be permitted to rotate or oscillate.

- (h) All bill boards or non-accessory signs shall be constructed to withstand all wind and vibration forces that can normally be expected to occur in the vicinity. A billboard or non-accessory sign must be maintained so as to assure proper alignment of structure, continued structural soundness, and continued readability of message.
- (9) **Wall-mounted Signs.** Signs mounted on a building shall not project more than twelve (12) inches horizontally beyond the wall of a building. No signs shall be permitted to be painted directly onto the wall of a building.
- (10) **Setbacks.** All signs, both permanent and temporary, shall observe the following setbacks:
 - (a) Accessory ground or pylon signs may be located in the required front yard except that in no case shall they be located closer than ten (10) feet to the right-of-way line or closer than ten (10) feet to any property line.
 - (b) Ground signs exceeding three feet, eight inches (3' 8") in height shall be set back an additional twenty (20) feet from the setbacks referenced above, unless the following standards are met:
 - 1) The visibility of pedestrians and vehicles is in no way impaired.
 - 2) The sign does not encroach in a clear vision corner triangle of thirty (30) feet measured along the abutting road right-of-way and driveway to the site.
- (11) **Special Purpose Signs.** The Zoning Administrator may upon their own authority, permit civic or philanthropic organizations or groups to display a temporary non-political sign not to exceed sixteen (16) square feet for no more than thirty (30) days for a cause, function or activity they are sponsoring. Such sign shall be clearly and indelibly dated in one inch numbers at the lower left corner indicating the date first displayed. All such signs shall observe the height and setback requirements of this Ordinance appropriate to the district in which they are located.
- (12) **Sign Proportions.** The area of all signs shall have a width-to-height or height-to-width ration no greater than 2-to-1. This requirement may be varied by the Planning Commission for wall signs of special purpose or to provide uniformity within a shopping or industrial complex. Ground signs may have a width-to-height ratio of up to 4-to-1.

- (13) **Time and Temperature Devices.** Time-and-temperature devices are permitted in all commercial and industrial districts. They may be on a pole or attached to the wall and are subject to the regulations applicable to pylon and wall signs.
- (14) **Awnings and Canopy Signs.** Awnings and canopies are permitted in all districts. Internally lighted awnings and canopies and awnings and canopies with signage shall be treated as a wall sign. The area of such awning or canopy shall be calculated as the area of the wall sign, unless such awning or canopy is unlighted and opaque. In such event, the lighted and/or sign portion only shall be calculated as a wall sign.
- Awnings and canopies may extend to within one (1) foot of the vertical plane formed by the parking area curb. They may not, in any instance, extend into the existing or proposed street right-of-way or off-street parking lot area, except within the Central Business District.
- (15) **Maximum Number of Signs.** Each individual office business or industrial establishment occupying its own site or lot is entitled to display not more than two (2) signs, except as modified elsewhere in this ordinance. One shall be a freestanding sign, fronting the street or highway to which the establishment has its principal access. The second permitted sign shall be a front wall sign. If a building occupying an individual site or lot has two (2) tenants with separate businesses, then the site shall be permitted one (1) ground or pylon sign and two (2) wall signs. Within the Central Business District, each business may be allowed not more than one (1) sign that meets total size requirement.
- (16) **Reader Boards.** Freestanding signs for office, commercial and industrial establishments may include a reader board containing up to three (3) lines of changeable type, occupying not more than forty (40) percent of the total sign face.
- (17) **Other Signs.** No sign shall be attached to either utility poles, trees, or other structures not specifically authorized by this Ordinance.
- (18) **Digital/ Lighted Displays/LED/Electronic signs** shall be subject to the following requirements:
- (a) No digital/Lighted Displays/LED/electronic sign shall be permitted to scroll or oscillate without approval from the zoning administrator or Planning Commission.
 - (b) Any electronic message displayed shall remain unchanged for a minimum of three (3) seconds prior to switching messages.

- (c) A digital sign shall not occupy more than 66% of the maximum permitted sign area.
- (d) The digital sign shall not display light of such intensity or brilliance to cause glare or otherwise impair the vision of a driver, or result in a nuisance to a driver. All digital signs must maintain an auto dimmer for nighttime display. The zoning administrator or Planning Commission shall determine when a sign is too bright or emits glaring illumination.

6. District Regulations.

A. All Residential Districts.

- (1) **Single-Family Districts.** In all single-family residential districts, no sign shall be permitted on a lot other than a non-illuminated real estate, home occupation, exempted sign, political sign or any other legally protected sign of expression.
- (2) **Residential Development Identification Signs.** Residential development identification signs may be allowed at the principal street entrance to any development in all residential zoning districts, subject to the following standards:
 - (a) Entrance identification signs or structures above a height of two (2) feet from established street grades, shall not be permitted within the triangular area formed at the intersection of any street right-of-way lines at a distance along each line of thirty (30) feet from the point of intersection.
 - (b) Entrance identification signs or structures shall be constructed so as to present symmetrical appearance and be in character with the area in terms of size, bulk and use of materials, as determined by the Planning Commission.
 - (c) No more than two (2) signs shall be permitted associated with entrance identification. Such signs or structures are restricted to identification of the project or subdivision name only, and the sign or lettering shall not exceed a dimension of twenty-four (24) square feet per sign. No more than one (1) sign may be placed on each side of an entranceway or in an entrance road median.

B. Central Business District.

- (1) Each business in the Central Business District occupying an individual parcel may be allowed to display not more than two (2) signs for each customer entrance. For each entrance, no more than one sign shall be a wall sign and no more than one sign shall be a free-standing sign. Applicable footage limitations must be maintained for each entrance.
- (2) The surface area of the sign shall not exceed one (1) square feet for each lineal foot of lot frontage, not to exceed a maximum area of fifty (50) square feet.

C. General Commercial District.

- (1) Each individual business occupying its own site is permitted two (2) signs for each customer entrance. For each entrance, no more than one sign shall be a wall sign and no more than one sign shall be a free-standing sign. Applicable footage limitations must be maintained for each entrance.
- (2) Each business may be permitted one (1) wall sign per customer entrance, not to exceed thirty-two (32) square feet in total area. The maximum size of the permitted freestanding ground or pylon sign shall be sixty-four (64) square feet. The maximum permitted sign height shall be sixteen (16) feet above ground.
- (3) The following regulations shall apply to Shopping Centers:
 - (a) Pylon/Ground Signs. Shopping centers and office buildings shall have no more than one (1) ground or pylon sign and it shall display on its surface the name of the center or building complex, and it also may include address numbers. Such signs shall face or be located on the street or highway to which it has principal access. The center may also include three (3) lines of permanent or changeable copy occupying up to forty (40) percent of the total sign face.
 - (b) Tenant Identification Wall Signs. Shopping centers may also have an identification or nameplate wall sign for each individual tenant business, which shall be uniform or complementary to other tenant businesses with regard to design, color of background material lettering, lighting and style, as determined by the Planning Commission. Lettering style may be varied with the permission of the Planning Commission in the event a business furnishes evidence that a particular style or logo has been copyrighted or is a registered trademark, provided a determination is made that such style or logo is not detrimental to other businesses in the center or to the overall character of signs within the center or surrounding development. Applications for sign permits for shopping centers

shall be accompanied by scale drawings showing the proposed signs and lettering, color swatches depicting actual sign colors and materials, and a site location drawing depicting the placement of the sign in relation to the building or buildings which shall include at least the exterior dimensions and structures of any building to which it is attached.

- (c) **Directory of Tenant Signs.** Shopping centers and office buildings may be permitted, at the option of the Planning Commission, to place a directory of tenants on their principal (if more than one is permitted) pylon or ground sign, provided in the case of an office building, a directory wall sign may be consolidated on a single wall sign on the front of the building instead of on the pylon. For shopping centers, a sign identifying only the building name and address number may be permitted, together with individual identification signs uniformly designed, colored and located on the building.

If a directory of tenants sign is permitted by the Planning Commission, it shall be designed as an integral feature of the pylon or ground sign and the directory portion of the sign shall have a uniform facing material in terms of appearance and color; the letters shall be uniform in size and character.

(d) **Industrial Districts.**

- (1) A permitted principal wholesale or industrial use on a lot or parcel in designated industrial districts may have one (1) ground or wall sign and one (1) employment bulletin board. The wall sign may not be larger in area than twenty (20%) percent of the building's front wall signable area, but in no case larger than one hundred (100) square feet. The ground sign shall be no larger than sixty-four (64) square feet. The bulletin board shall be no greater than sixteen (16) square feet. This bulletin board shall be placed no closer than ten (10) feet to any property line.

SECTION 19.02 JURISDICTION

The Zoning Board of Appeals shall have the following powers:

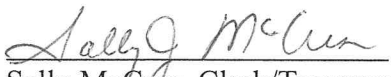
1. To hear and decide appeals where it is alleged there is error of law in any order, requirement, decision or determination made by the Zoning Administrator or Planning Commission in the administration or enforcement of this Ordinance.
2. Any party who has been refused a sign permit for a proposed sign may file an appeal with the Zoning Board of Appeals in accordance with this article

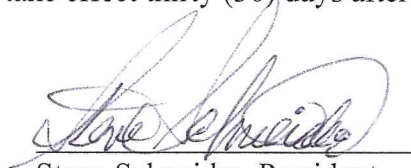
of this ordinance. In determining whether a variance is appropriate, the Zoning board of appeals shall study the sign proposal, giving consideration to any extraordinary circumstances, such as those listed below, that would cause practical difficulty in complying with the sign standards. The presence of any of the circumstances listed may be sufficient to justify granting a variance; however, the Zoning Board of Appeals may decline to grant a variance even if certain circumstances are present.

In granting a variance, the ZBA may attach such conditions regarding the location, character, and other features of the proposed sign as it may deem reasonable. In granting a variance, the ZBA shall state the grounds and findings upon which it justifies granting the variance.

- (1) Permitted signage could not be easily seen by passing motorists due to the configuration of existing building, trees, or other obstructions.
- (2) Permitted signage could not be seen by passing motorists in sufficient time to permit safe deceleration and exit. In determining whether such circumstances exist, the Zoning Board of Appeals shall consider the width of the road, the number of moving lanes, the volume of traffic, and speed limits.
- (3) Existing signs on nearby parcels would substantially reduce the visibility or advertising impact of a conforming sign on the subject panel.

The undersigned Clerk and President of the Village of Almont hereby certify that this ordinance was duly adopted at a regular meeting of the Almont Village Council held on the 6th day of December 2011 and a synopsis was published in the *Tri-City Times* on the 14th day of December 2011. This Ordinance shall take effect thirty (30) days after said date of publication.


Sally McCrea, Clerk/Treasurer


Steve Schneider, President